

OP *HP* KS

**HAWTHORNE
PLAZA**

DISCOVER
YOUR
CORNER
OF KC



119TH STREET AND ROE AVENUE | OVERLAND PARK, KANSAS

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LANE4

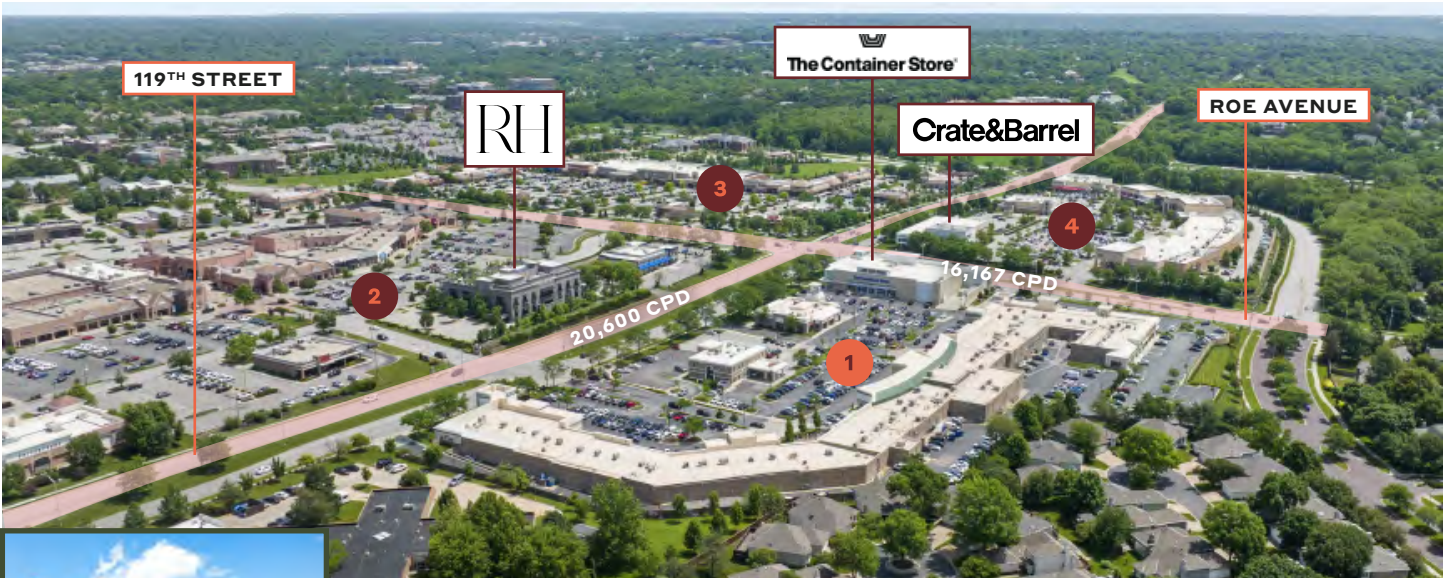


PROPERTY HIGHLIGHTS



- Located at Kansas City's most dominant, upscale retail intersection
- South Johnson County has some of the highest household incomes in the metro: **\$162K avg. household income (5 mi)**
- The bustling 119th Street corridor houses nearly 3.5 million SF of retail
- Diverse tenant mix with high-end fashion, wellness + health, local restaurants, and everyday services
- Easy access to Interstate 435 and Highway 69
- Located near the College Boulevard office corridor and Aspiria campus with over 85,500 employees within 3 miles of the center
- Local ownership, management, leasing and marketing team
- Walkable, safe, open-air shopping environment

THE EPICENTER OF THE 119TH STREET CORRIDOR



<i>aerie</i>	ANTHROPOLOGIE	Apple Store	ARHAUS	ATHLETA	BANANA REPUBLIC
BRISTOL SEAFOOD GRILL	Crate&Barrel	DIAMONDS DIRECT	EVEREVE	FABLETICS	J.Jill
KENDRA SCOTT	L.L.Bean	lululemon	macy's	Madswell	NORTH ITALIA
PELOTON	POTTERYBARN	RH	SOMA	TECOVAS	
The Container Store	TRADER JOE'S	vineyard vines	WILLIAMS SONOMA	WHBM	

119TH & ROE TENANT ROSTER

AVAILABLE FOR LEASE		
20M	Vacant	1,630 SF
39	Vacant	1,040 SF
38	Vacant	1,050 SF
40	Vacant	1,662 SF
41	Vacant	1,748 SF
42A	Vacant	1,877 SF

Combine to 2,090 SF

Combine to 5,287 SF



TENANT DIRECTORY

1-2	Hawthorne Animal	20E	Jos. A Bank	39	Vacant - 1,040 SF*
3	Clairvaux	20M	Vacant - 1,630 SF	40	Vacant - 1,662 SF**
4	Pure Barre	20K	Urban Egg	41	Vacant - 1,748 SF**
5	The Mixx	21	Andre's	42A	Vacant - 1,877 SF**
8	Clairvaux	22	JARS	42	Chipotle
10	Talbots	23	PAINT Nail Bar	45	US Bank
16B-C	Carbon Health	24	J.Crew Factory	46	Bank of America
16A	Lilly Pulitzer	27	Spruce Design and Home	48	Tivol
18	The Rice Gallery	28	Nekter Juice Bar	49	The Container Store
20A	The Dance Shop	29	Bag & Baggage		
20B	Elite Feet	30-31	Kohler		
20C	Swimwear Solution	34	Restore Hyper Wellness		
		35	Romanelli Optix		
		36	Gloss RX		
		37	Annabelles Fine Linens		
		38	Vacant - 1,050 SF*		

*Can combine to 2,090 SF

**Can combine to 5,287 SF

16 YEARS
AVERAGE TENANT
OCCUPANCY TENURE

IMPRESSIVE TRADE AREA DEMOGRAPHICS, HIGHLIGHTED BY THE FOLLOWING CHARACTERISTICS:

152,656

Employees
(5 mi)

\$130k

Avg. disposable income
(5 mi)

57.9%

Bachelor's degree or higher
(3 mi)

1.7%

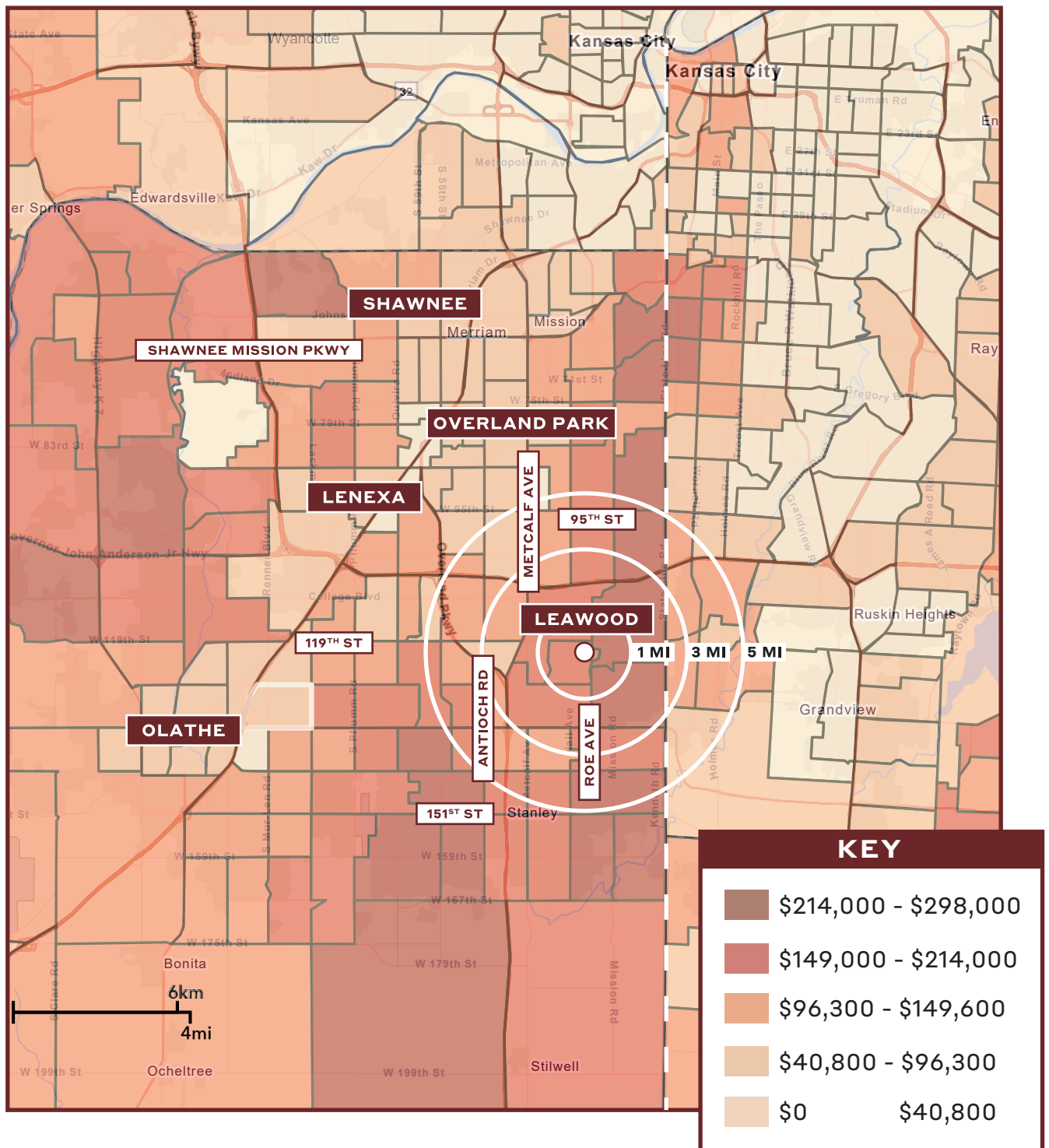
Unemployment
(Johnson Co.)

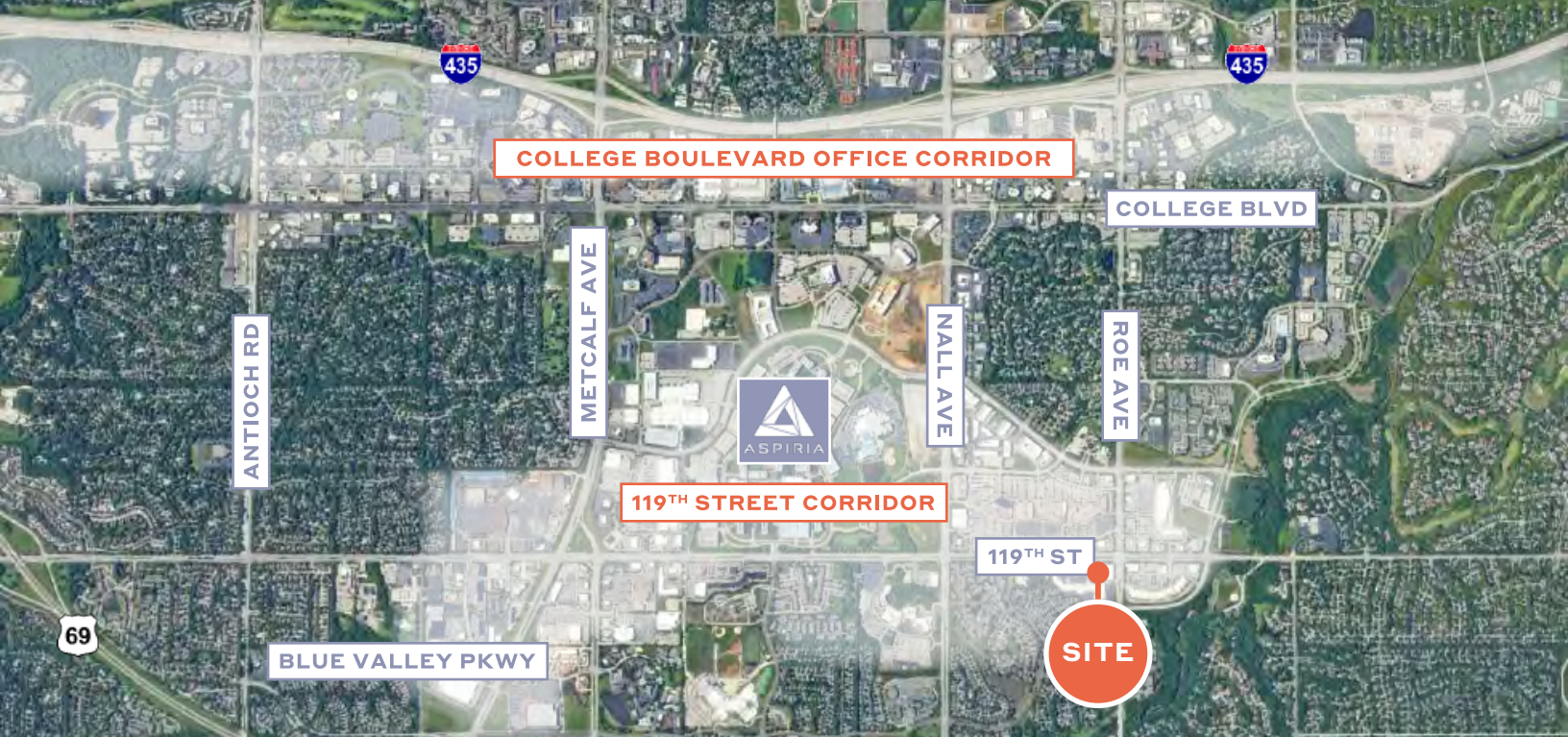
\$200k+

21.5% of the population has avg.
HH income \$200k+ (3 mi)

83.2%

White Collar workforce
(3 mi)





ATTRACTIVE AMENITIES FOR SURROUNDING EMPLOYEES

119TH ST CORRIDOR	COLLEGE BOULEVARD CORRIDOR	ASPIRIA CAMPUS
3.5M SF of retail	12M SF of office	4M SF of office
95% Occupied	26,000 Employees	4,500 Employees

KANSAS CITY'S ONE LOCATION RETAILERS ON 119TH STREET

*This is not exclusive list, and represents a sample.

MAJOR KANSAS CITY RETAIL CORRIDORS

LOCATION	DAYTIME POP
119th & Roe	120,122
135th & Metcalf	102,271
Ward Parkway Center	87,022
135th & Stateline	46,129
Summit Fair	57,595

*Daytime population calculated within 3 miles of center/intersection.



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